

COYOTE VALLEY ALLIANCE FOR SMART PLANNING

September 13, 2004

Agenda

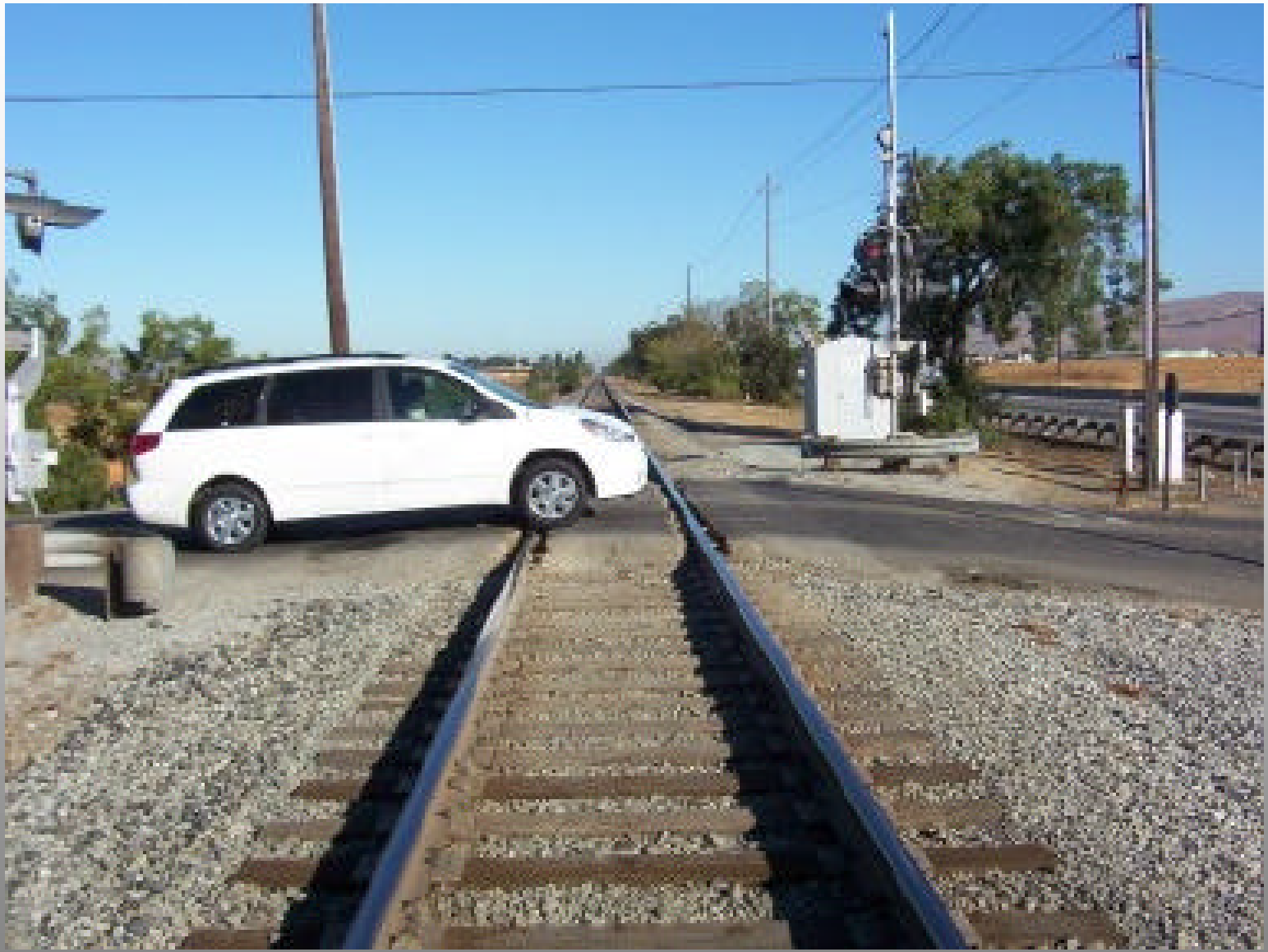
- Introduction
- Overview of two greenbelt areas: east and west
- Quick trip through SW Coyote Valley
- Overview of our vision
- Overview of a draft SW Coyote Valley proposal
- Summary
- Q&A

“Trapped in a tunnel”



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Southwest Coyote Valley

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 - The average size is 4.62 acres
 - Only 12 parcels are bigger than 15 acres

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 - Nearly 70% are less than 5 acres
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 - Only 12 parcels are bigger than 15 acres
- The most developed part of all of Coyote Valley











“...all I hear is the flapping of the plastic.”













“Where’s the crop?”





“10 years ago we invested...”

Frank and May Fong







A Desolate Landscape

- Agriculture is Bankrupt
- The land is chopped up
- It will continue to deteriorate
- New development will continue piecemeal without a vision for the valley

Our Goals

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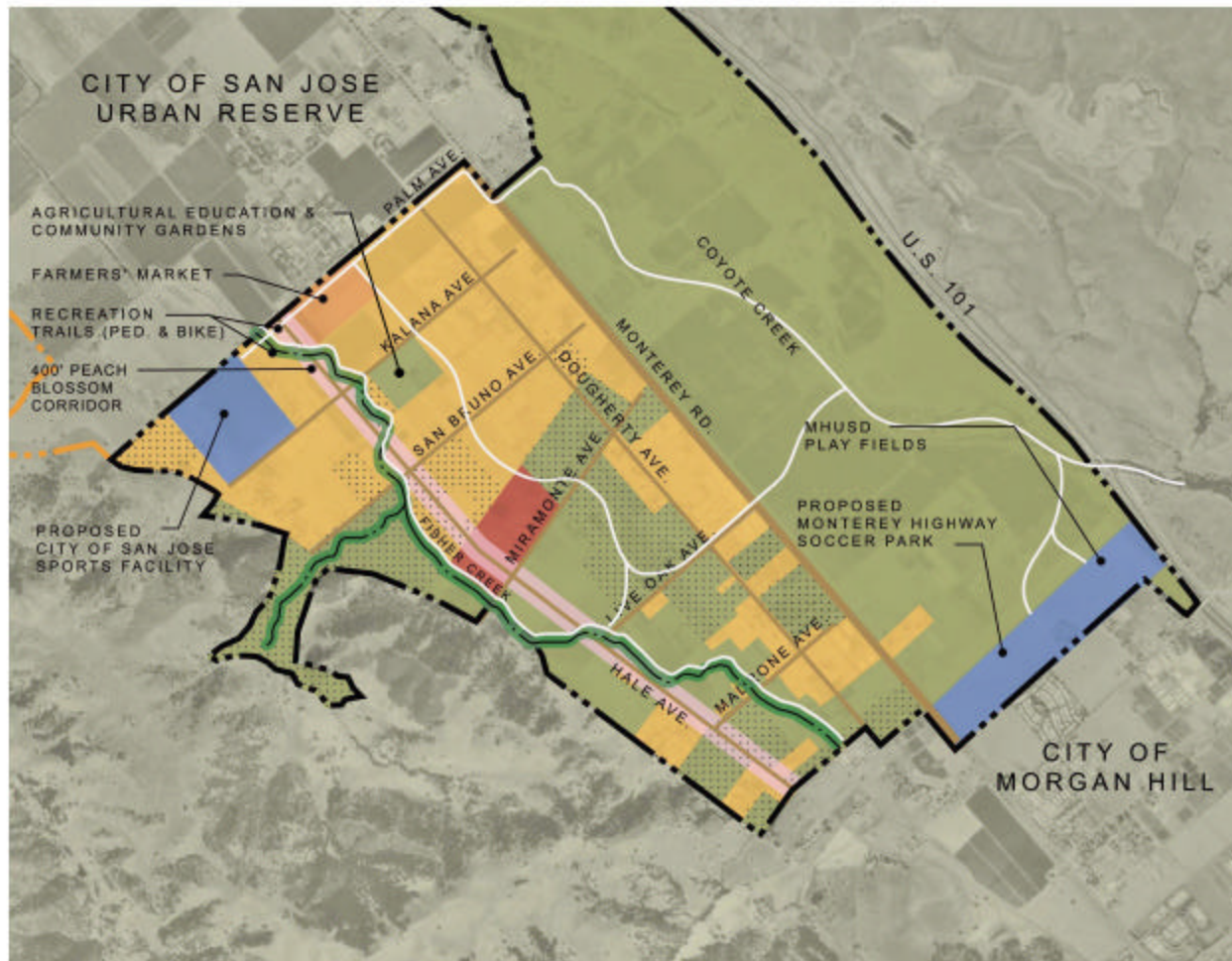
Our Vision



Our Vision



DRAFT - PRELIMINARY PROPOSAL



LEGEND

- Williamson Act Lands
- Open Space
- Peach Blossom Corridor
- Rural Residential
- Agriculture-Related Retail
- Agri-Business
- Public Facility

SOUTH PALM PLAN

September 10, 2004

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welcome, rural community.

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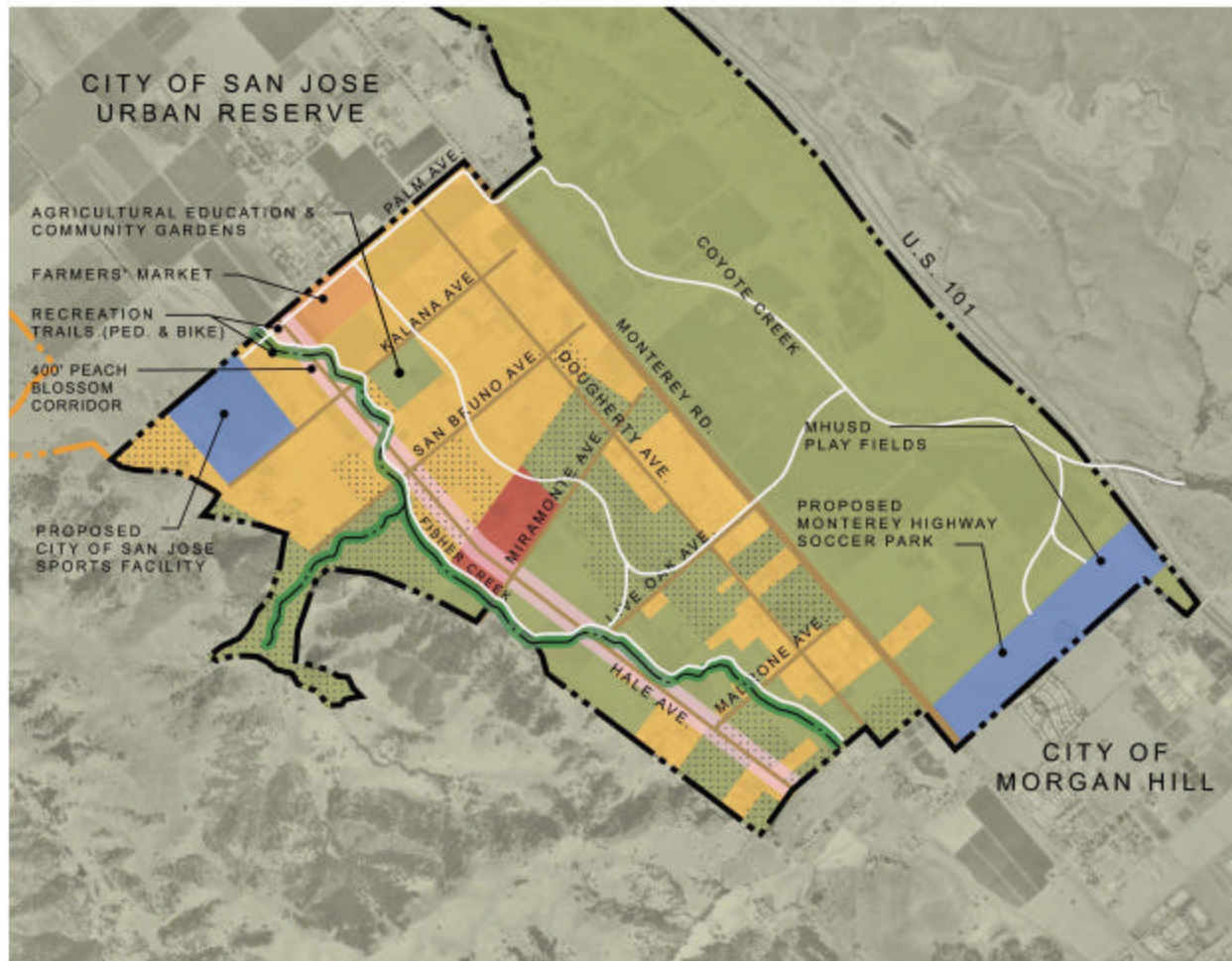
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Include one of our concepts in the Coyote Valley Specific Plan EIR.

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